

173.0

0001

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
568,400 / 568,400
568,400 / 568,400
568,400 / 568,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		SUTHERLAND RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CRONIN PATRICK R & ANGEL M	
Owner 2:	
Owner 3:	
Street 1: 15 SUTHERLAND ROAD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: MEJIA OTTO H-ETAL -
Owner 2: MEJIA CHRISTIE JEAN -
Street 1: 15 SUTHERLAND ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .068 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1375 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 7 Steep
s Street
t Gas:

BUILDING PERMITS
5/17/2018 634 Re-Roof 7,695 C
4/26/2016 494 Redo Bas 34,320
6/23/2014 718 Redo Kit 8,000
4/18/2013 568 Manual 1,800 C
9/15/1994 477 Manual 3,000

ACTIVITY INFORMATION
11/29/2018 MEAS&NOTICE HS Hanne S
7/1/2014 Info Fm Prmt PC PHIL C
6/14/2013 Info Fm Prmt EMK Ellen K
6/14/2013 Info Fm Prmt EMK Ellen K
11/1/2008 Meas/Inspect 345 PATRIOT
2/11/2000 Inspected 264 PATRIOT
12/21/1999 Mailer Sent
12/14/1999 Measured 263 PATRIOT
12/1/1981 GP

LAND SECTION (First 7 lines only)
Use Code Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 2965 Sq. Ft. Site 0 70. 1.72 6

IN PROCESS APPRAISAL SUMMARY

Legal Description							
101	2965.000	211,000	1,100	356,300	568,400		
Total Card	0.068	211,000	1,100	356,300	568,400	Entered Lot Size	
Total Parcel	0.068	211,000	1,100	356,300	568,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 413.38		/Parcel: 413.38		Land Unit Type:	

!13401!

PRINT

Date 12/30/21 Time 16:57:11

LAST REV

Date 08/13/19 Time 09:25:46

ASR Map: apro

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	211,000	1100	2,965.	356,300	568,400		Year end	12/23/2021
2021	101	FV	205,000	1100	2,965.	356,300	562,400		Year End Roll	12/10/2020
2020	101	FV	205,100	1100	2,965.	356,300	562,500	562,500	Year End Roll	12/18/2019
2019	101	FV	185,100	1100	2,965.	351,200	537,400	537,400	Year End Roll	1/3/2019
2018	101	FV	185,100	1100	2,965.	269,700	455,900	455,900	Year End Roll	12/20/2017
2017	101	FV	185,100	1100	2,965.	254,500	440,700	440,700	Year End Roll	1/3/2017
2016	101	FV	185,100	1100	2,965.	234,100	420,300	420,300	Year End	1/4/2016
2015	101	FV	174,900	1200	2,965.	218,800	394,900	394,900	Year End Roll	12/11/2014

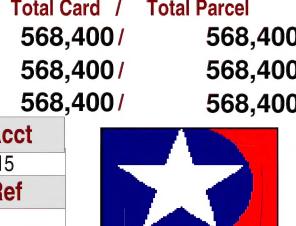
SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEJIA OTTO H-E	62070-135		6/21/2013		449,000	No	No		
GERBER DENNIS/E	23303-343		6/15/1993		135,000	No	No	Y	

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12/1/1981 GP

Sign: VERIFICATION OF VISIT NOT DATA / / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 6	Colonial			Full Bath: 1	Rating: Average			PDAS.														
Sty Ht: 2	2 - Story			A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 2	Conc. Block			A 3QBth:	Rating:																	
Frame: 1	Wood			1/2 Bath: 1	Rating: Good																	
Prime Wall: 4	Vinyl			A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 1	Gable			OTHER FEATURES																		
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1														
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Frl:	Rating:																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C	Average			CONDOS INFORMATION																		
Year Blt: 1926	Eff Yr Blt:			Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct: G16		Fact: .		Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: AV	Average	31.	%	Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wal 2	Plaster			Functional:				Interior:	1	7	3	M										
Sec Int Wall:		%		Economic:				Additions:														
Partition: T	Typical			Special:				Kitchen:														
Prim Floors: 3	Hardwood			Override:				Baths:														
Sec Floors: 6	Ceramic Tile	15	%	Total:	31	%		Plumbing:														
Bsmnt Flr: 12	Concrete			CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ:	130.00			Heating:														
Bsmnt Gar:				Size Adj.: 1.35000002				General:														
Electric: 3	Typical			Const Adj.: 0.98145747				COMPARABLE SALES														
Insulation: 2	Typical			Adj \$ / SQ: 172.246				Rate	Parcel ID	Typ	Date	Sale Price										
Int vs Ext: S				Other Features: 70000																		
Heat Fuel: 2	Gas			Grade Factor: 1.00																		
Heat Type: 5	Steam			NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100		% AC:		LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 305847																		
% Com Wal	% Sprinkled			Depreciation: 94813																		
				Depreciated Total: 211034																		
MOBILE HOME				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val												
SPEC FEATURES/YARD ITEMS				Serial #:																		
												PARCEL ID 173.0-0001-0010.0				IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	AssessPro Patriot Properties, Inc			
2	Frame Shed	D	Y	1	4X8	A	AV	2000	0.00	T	15.2	101										
19	Patio	D	Y	1	400	A	AV	2000	3.19	T	15.2	101			1,100			1,100				
More: N	Total Yard Items:	1,100	Total Special Features:																Total:	1,100		